Expiry 5/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0421/07 **Recommendation – Permit Application**

Site: **73 Harbour Way Shoreham-by-Sea West Sussex BN43 5BX**

Proposal: **Dropping of a section of curb to allow access for parking to ground level part of front garden**

The Application

The application relates to a small piece of front garden located in front of a communal car park (that services the nearby Hastings Court flat development), on the northern side of Harbour Way. The parent property obtained planning approval for mixed use purposes including a number of flats and double storey town houses incorporating a consolidated car parking scheme in 2003 (SU/56/03/TP).

The applicant now proposes to drop the barrier kerb along the front of the grassed area adjacent to the front of 73 Harbour Way in order to allow for the creation of two off-street car parking spaces which are readily accessible form the front door of the residence. The applicant advises that the need to create the parking is due to ongoing conflict with the neighbour over their existing bay which is extremely narrow and located to the rear of the residence.

Adjoining development on the north side of Harbour Way is relatively new and incorporates a limited number of consolidated crossovers. Historic development on the southern side of the road includes semi-detached houses with individual driveways and crossovers.

Consultations and Representations

Whilst not objecting to the proposal, the West Sussex County Council Highways Officer has queried the need for the additional parking and is concerned that the proposal may lead to an increase in the number of crossovers contrary to the initial development plan adopted for this precinct.

No other correspondence has been received by Council on the application.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
T 4 (Car Parking)

Adur District Local Plan: AG 1 (General)
AT 12 (Traffic / Development)

Planning Assessment

The Appearance
Whilst removal of the garden and its replacement with a hard stand area is unlikely to improve the visual amenity or streetscape of the area, it will resolve an existing car parking problem and is not entirely out of character with several other developments that exist in the Shoreham locality.

Furthermore, on its own, the proposal is not considered to undermine the consolidated parking scheme that has been adopted for the area, which included erection of an adjoining wall as a means of hiding the flat car park to the rear of the subject land.

Effects on Neighbours
Whilst the proposal is unlikely to adversely impact on neighbouring properties, County Highway's concern as to the impact a proliferation of additional access points along Harbour Way would have on the functionality of Harbour Way is fully acknowledged.

The potential for a precedent to be set as a result of this application is rather limited however, given the unique circumstances that relate to this proposal, being that:

- The land is the only portion of privately owned land (as opposed to communal space in front of flat development to the west and east), that is not already raised, formed and developed as a front garden (as is the case for land directly in front of No. 73 and adjoining No.'s 75-79);
- The land is the only portion that could be used for parking that would not involve cars directly abutting the front of a dwelling (as would be the case for land directly in front of No. 73 and adjoining No.'s 75-79); &
- Flat development to the west and east of the terrace development do not orientate towards the road, and are therefore unlikely to request car parking in the adjacent verge as a means of minimising the distance between parking areas and the front doors of their home.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (3 year timeframe)
2. C9Ei (visibility splays)

Case Officer: D. Rayner

Date: 9/8/07

CS 21/8/07